

October 30, 2015

Community & Economic Development Department C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: <u>ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION</u>

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on October 26, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)

PROJECT NAME: Kinkade Crossing Preliminary Plat
PROJECT NUMBER: LUA15-000695, ECF, MOD, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

Clark H. Clar

Clark H. Close Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER:

LUA15-000695, ECF, MOD, PP

APPLICANT:

Phillip Kitzes, PK Enterprises

PROJECT NAME:

Kinkade Crossing Preliminary Plat

The applicant is requesting Preliminary Plat, SEPA Environmental Review and two (2) road modifications for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel is proposed to be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th PI) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots.

No critical areas have been identified onsite. Soils consist of loose to very dense silty sand with gravel. The soil generally becomes denser with depth. The site slopes generally northeast at gradients of about 10% with an elevation change across the site of approximately 30 feet. All existing improvements and buildings would be demolished or removed during plat construction. The applicant has proposed to retain four (4) of the 25 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

PROJECT LOCATION:

17709 116th Ave SE

LEAD AGENCY:

City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



PUBLICATION DATE:

October 30, 2015

DATE OF DECISION:

October 26, 2015

SIGNATURES:

Gregg Zimmerman, Administrator

Public Works Department

Mark Peterson, Administrator

Fire & Emergency Services

Date

Terry Higashiyama, Administrator Community Services Department

Date

Date

C.E. "Chip" Vincent, Administrator

Department of Community & Economic Development

Date

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER:

LUA15-000695, ECF, MOD, PP

APPLICANT:

Phillip Kitzes, PK Enterprises; 23035 SE 263rd St.; Mpale

Valley, WA 98038

PROJECT NAME:

Kinkade Crossing Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, SEPA Environmental Review and two (2) road modifications for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel is proposed to be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th PI) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots.

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PROJECT LOCATION:

17709 116th Ave SE

LEAD AGENCY:

The City of Renton

Department of Community & Economic Development

Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations included in the Geotechnical Engineering Report, prepared by The Riley Group, Inc. dated July 8, 2015 or an updated report submitted at a later date.

ADIVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

PLAN - Planning Review - Land Use Version 1 | October 19, 2015

Police Plan Review Comments Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov Recommendations: Minimal impact on police services.

Community Services Review Comments Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Five feet (5') wide bike lane per adopted Trails & Bicycle Master Plan to be included along 116th Ave SE.

Engineering Review Comments Contact: Rohini Nair | 425-430-7298 | mair@rentonwa.gov

Recommendations: I have reviewed the application for Kinkade Crossing preliminary plat located at 17709 116th Ave SE and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided by Soos Creek Water and Sewer service District

SEWER Sewer service will be provided by Soos Creek Water and Sewer service District

STORM There is existing 12 18 inch diameter storm water main on SE Petrovitsky Road. There is existing stormwater ditch on 116th Ave SE. There is no existing stormwater feature on SE 177th PI.

STREETS SE Petrovitsky Road is a principal arterial, 116th Ave SE is a minor arterial, and SE 177th PI is a residential street.

CODE REQUIREMENTS

WATER

- 1. A water availability certificate from Soos Creek Water and Sewer service District was provided.
- 2. Approved water plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.
- 3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.

SANITARY SEWER

- 1. A sewer availability certificate from Soos Creek Water and Sewer service District was provided.
- 2. Approved sewer plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

SURFACE WATER

- 1. A drainage plan and drainage report, based on the City of Renton Amendments to the 2009 King County Surface Water Manual, prepared by ESM Consulting Engineers, LLC, was submitted for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project. The City of Renton standards require 10 feet of horizontal separation between stormwater pipe and water pipe, and 7 feet horizontal separation between the stormwater pipe and other utility pipes. The required horizontal and vertical separation will have to be provided. Stormwater pond and the pond access should be provided as per the City Amendments. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.
- 2. A geotechnical report prepared by Riley Group Inc. was submitted for the project. The report identifies that the soil is not good for infiltration.
- 3. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction

permit will be applicable and the fees are payable prior to issuance of the construction permit.

- 4. A Construction Stormwater General Permit from Department of Ecology is required for the project since the clearing and grading exceeding one acre.
- 5. System Development Charge (SDC) fee is required at the time of issuance of the utility construction permit. The current fee is \$1,350 per single family house. The SDC fee that is current at the time of utility construction permit will be applicable on the project.

PLAN - Planning Review - Land Use Version 1 | October 19, 2015

Engineering Review Comments Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov TRANSPORTATION/STREET

- 1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.
- 2. SE Petrovitsky Rd is a principal Arterial with existing Right of way (ROW) width of 72 feet, with 42 feet half street ROW width on the site frontage. The RMC 4 6 060 required ROW width on the 5 lane principal arterial is 103 feet, with 66 feet paved width, 0.5 feet wide curbs, 8 feet wide landscaped planters, and 8 feet wide sidewalks, . As per information from Transportation section, there are plans for a separated pedestrian and bike path on the north side of SE Petrovitsky Road, which will not require bike lane paved width on the south side of SE Petrovitsky Road. Therefore, staff can support a 28 feet half street paved width along with 0.5 feet wide curb, 8 feet wide landscaped planter, 8 feet wide sidewalk, and 1 foot clear width back of the sidewalk, which will require a half street ROW width of 45.5 feet. The ROW dedication required on the project frontage based on the 45.5 feet half street ROW width is 9.5 feet, which is smaller than the RMC4 6 060 required dedication. Therefore, a street modification request should be submitted by the developer.
- 3. 116th Ave SE is a minor arterial with existing ROW width varying from 60 feet to 66 feet, with 30 feet half street ROW width on the site frontage. RMC 4 6 060 has a minimum ROW width of 91 feet for Minor Arterial with 0.5 feet wide curb, 8 feet wide landscaped planter, and 8 feet wide sidewalks. Since Transportation section's plan for the street includes a half street cross section that includes a 22 feet paved width (including 5 feet wide bike lane) from center line of the ROW, 0.5 feet wide curb, 8 foot wide planter, 8 feet wide sidewalk and 1 feet clear space back of sidewalk. If the required street frontage improvements, including the 1 feet clear space can be included in the 9.5 feet of ROW dedication then the proposed ROW dedication of 9.5 feet is acceptable. However, if the required street frontage improvements, including the 1.0 feet clear space needs more than 9.5 feet of ROW dedication, then the ROW dedication greater than 9.5 feet would be required to make sure that the 1 foot clear space back of sidewalk is also within the ROW. Staff can support a street modification that would meet the plan of the Transportation section. A street modification request should be submitted by the developer.
- 4. South 177th Place is a residential street. The east west extension of SE 177th Place from the existing dead end located at the west of the site, to connect with 116th Ave SE is proposed to meet the east west site access requirements. To meet the city code requirements, a 53 feet wide ROW width with 26 feet wide paved width with 0.5 feet wide curbs, 8 feet wide landscaped planters, and 5 feet wide sidewalks are required.
- 5. A limited access residential street with 20 feet paved width, with hammerheads at the north end or south end, is proposed as the internal north south site access. 0.5 feet wide curb, 7 feet wide landscaped planter (modification request should be submitted for reducing the 8 feet landscaped planter width), and 5 feet wide sidewalk are also shown on both sides of the street. The proposed ROW width for the limited access residential street is 45 feet. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width., No Parking signs will be required to be provided by the developer. The site does not gain direct access from SE Petrovitsky Road. A private access tract is proposed to provide shared driveway access to Lots 4, 5, and 6. RMC 4 6 060 says that the shared driveway should not be created by a subdivision of 10 or more lots. This project is a subdivision of 17 lots. The applicant had submitted a modification request for the shared driveway, which cannot be supported by staff. Therefore, the shared driveway is not appropriate. Either extend the limited access residential street further to the south, so that all lots gain access directly from the public street, or any other access option that follows the code should be proposed. Alley access as per code requirements should be

included.

- 6. Adequate sight distance should be provided at the intersection of the proposed new street with 116th Ave SE.
- 7. No lot is proposed to gain direct access from 116th Ave SE. The individual driveways shall be as per RMC 4 4 060.
- 8. The allowed maximum slope back of sidewalk is 4H:1V. The current plans showed a slope of 2H:1V, which should be corrected in the plans given with the utility construction permit.
- 9. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.
- 10. Street lighting as per City standards is required on the internal access public east west and north south streets. No streetlights are required to be provided by the developer on SE Petrovitsky Rd due to existing overhead power lines. Arterial lights as per city standards are required on 116th Ave SE.
- 11. All sidewalks and ramps should be ADA compliant.

GENERAL COMMENTS

- 1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
- 3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

PLAN - Planning Review - Land Use Version 1 | October 19, 2015

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov Recommendations:

Environmental Impact Comments:

1. The fire impact fees are currently applicable at the rate of \$479.28 per single family unit. Credit would be granted for the one existing home to be removed.

Code Related Comments:

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings. A water availability certificate is required from Soos Creek Water and Sewer District.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Hammerhead turnarounds are allowed for dead end streets up to 300 feet long. Access as proposed appears adequate.

Planning Review Comments Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov Recommendations:

- 1. RMC section 4 4 030C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
- 2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be

permitted on Sundays.

- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
- 4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
- 5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
- 6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.



OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: PROJECT NUMBER:

Kinkade Crossing Preliminary Plat LUA15-000695, ECF, MOD, PP

LOCATION:

17709 116th Ave SE

THE APPLICANT IS REQUESTING PRELIMINARY PLAT, SEPA **DESCRIPTION:** ENVIRONMENTAL REVIEW AND TWO (2) ROAD MODIFICATIONS FOR APPROVAL OF A 17-LOT SUBDIVISION. THE 3.63 ACRE SITE IS LOCATED AT 17709 116TH AVE SE (APN 3223059303) WITHIN THE RESIDENTIAL-8 ZONING DISTRICT. THE PARCEL IS PROPOSED TO BE DIVIDED INTO 17 RESIDENTIAL LOTS, A STORM DRAINAGE TRACT, A PARK TRACT, AND A SHARED DRIVEWAY TRACT. THE DRAINAGE TRACT MEASURES 17,680 SQUARE FEET (SF) AND CONSIST OF A STORMWATER POND LOCATED IN THE NORTHEAST CORNER OF THE SITE. THE APPLICANT WOULD DEDICATE 43,771 SF FOR PUBLIC RIGHT-OF-WAY TO SERVE THE NEW LOTS. THE PROPOSED LOTS WOULD RANGE IN SIZE FROM 5,000 SF TO 6,695 SF WITH AN AVERAGE LOT SIZE OF 5,376 SF. THE PLAT WOULD RESULT IN A NET DENSITY OF 6.2 DU/AC. ACCESS TO THE SITE WOULD BE GAINED BY EXTENDING THE RESIDENTIAL ACCESS ROAD (SE 177TH PL) TO THE EAST TO CONNECT TO 116TH AVE SE. AN ADDITIONAL NORTH SOUTH LIMITED ACCESS ROAD **WOULD PROVIDE ACCESS TO THE LOTS**

NO CRITICAL AREAS HAVE BEEN IDENTIFIED ONSITE. SOILS CONSIST OF LOOSE TO VERY DENSE SILTY SAND WITH GRAVEL. THE SOIL GENERALLY BECOMES DENSER WITH DEPTH. THE SITE SLOPES GENERALLY NORTHEAST AT GRADIENTS OF ABOUT 10% WITH AN ELEVATION CHANGE ACROSS THE SITE OF APPROXIMATELY 30 FEET. ALL EXISTING IMPROVEMENTS AND BUILDINGS WOULD BE DEMOLISHED OR REMOVED DURING PLAT CONSTRUCTION. THE APPLICANT HAS PROPOSED TO RETAIN FOUR (4) OF THE 25 SIGNIFICANT TREES ONSITE. THE APPLICANT HAS SUBMITTED A TECHNICAL INFORMATION REPORT, ARBORIST REPORT AND A GEOTECHNICAL ENGINEERING STUDY WITH THE APPLICATION.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.



A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **NOVEMBER 24, 2015** AT 11:00 AM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.

